

**THE TRANSCRIPTS ATTACHED TO THESE MINUTES WILL BE
AVAILABLE AT THE TOWNSHIP**

**FRANKFORD TOWNSHIP LAND USE BOARD
MARCH 22, 2006 – 7:00 P.M.
MINUTES OF REGULAR MEETING HELD AT THE ADMINISTRATION
BUILDING AT THE SUSSEX COUNTY FARM & HORSE SHOW**

CALL TO ORDER:

The meeting was called to order by Jay Romania, by announcing that notice appeared in the New Jersey Herald and the New Jersey Sunday Herald in accordance with the requirements of The Open Public Meetings Act.

Flag Salute

ATTENDANCE:

Those Present were: Mr. Ayers, Mr. Risdon, Mr. Zappile, Mr. Gstattenbauer, Mr. Martin, Mr. Romania and Mr. Larson. Also present was Mr. Collins and Mr. Pellow.

Those absent: Mr. Hahn (excused), Mrs. Caldwell (excused) and Mr. Smolen.

BOARD BUSINESS:

Master Plan

A discussion was held with regard to a Joint Meeting of the Township Committee and Land Use Board to discuss the changes to the Master Plan and Ordinances.

A Motion was made by Mr. Ayers and seconded by Mr. Zappile to have a Joint Meeting of the Land Use Board and Township Committee on April 4, 2006 at 6:00 p.m. at the Farm Fun Building. All were in favor. The Motion was carried.

APPLICATIONS CARRIED FROM PREVIOUS MEETING:

Sussex Commons Associates, LLC – LUB 04-41 – Block 11, Lots 13, 13.04, 13.05, 13.06, 13.07, 13.09, 13.11, 13.12, 13.13, 13.14, 13.15 & 15 – Preliminary Site Plan, Variance & Preliminary Major Subdivision:

See the verbatim transcripts of this hearing prepared by Linda Hoffmann, C.S.R. which are attached hereto and made a part hereof.

ADJOURN:

A Motion was made by Mr. Gstattenbauer and seconded by Mr. Risdon to adjourn the meeting. All were in favor. The Motion was carried.

Respectfully submitted,

SHARON M. YAROSZ
Land Use Administrator